



## OJAI VALLEY MUNICIPAL ADVISORY COUNCIL

### REGULAR MEETING NOTICE AND AGENDA

**18 Valley Road, Oak View Monday,  
September 18, 2023- 7:00PM**

**Chair:** Chris Cohen, **Vice Chair:** Joseph Westbury

**Council Members:** Barbara Kennedy, Grace Malloy, Terry Wright

**Public Comments FOR IN PERSON MEETINGS may be provided using the following TWO options:**

**Option 1: E-MAIL PUBLIC COMMENT**- If you wish to make a comment on a specific agenda item, please submit your comment to the Executive Officer at [ovmac@ventura.org](mailto:ovmac@ventura.org) for that item via email by 3:30 p.m. the day of the meeting to ensure your letter is received and entered into the record. PLEASE INCLUDE THE FOLLOWING INFORMATION IN YOUR EMAIL: (A) MEETING DATE, (B) AGENDA ITEM NUMBER, (C) SUBJECT OR TITLE OF THE ITEM, (D) YOUR FULL NAME. DURING PUBLIC COMMENT ON THE AGENDA ITEM SPECIFIED IN YOUR EMAIL, YOUR COMMENT WILL BE SUBMITTED FOR THE RECORD. Please limit your written correspondence to 300 words or less.

**Option 2 – IN PERSON PUBLIC COMMENT** - If you wish to make a comment in-person, you must be present at the meeting location and provide your comment prior to the close of the public comment period for the item you wish to speak on. Each meeting will have sign-in sheets to participate in Public Comment at the meeting location for in-person comments.

- 1. Call to Order of the Meeting**
- 2. Flag Salute**
- 3. Roll Call**
- 4. Adoption of the Agenda**
- 5. Public Comment for Items Not on the Agenda**
- 6. Approval of the Meeting Minutes of July 17, 2023 – DRAFT MINUTES ATTACHED**
- 7. City of Ojai Planning Commission Update**

#### **Formal Items:**

- 8. Review of a Director's Permit for Permit Adjustment – PL23-0048 – 11560 N. Ventura Ave.**

Request for exterior façade alterations, removal of a 318 square foot sunroom to be replaced by a 550 square foot outdoor patio, the addition of a new 102 square foot walk-in cooler, replanting landscaping, repaving and restriping the parking area, new signage throughout including refacing the existing monument sign, and an interior remodel. The building footprint will be reduced by 201 square feet, however with the outdoor patio, the overall gross square footage will increase by 248 square feet to a combined gross floor and outdoor dining area of 2,760 square feet. The project also includes the creation of two motorcycle parking spaces. With the addition of the motorcycle parking spaces, the proposed expansion to the gross floor area can be accommodated by

providing one parking space for every 2.4 fixed seats. The 0.64 acre property is located in the Commercial Planned Development Zone, with an Area Plan designation of Commercial, and a land use designation of Commercial Planned Development.

**Staff Contact:**

John Novi, Senior Planner

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805-654-2462

**9. Review of a Conditional Use Permit - PL23-0074 - 11502 N. Ventura Ave.**

Request for a Conditional Use Permit to allow an existing Car Wash and Oil Change establishment to operate from 8:30 – 5:00PM with an estimated 35 customers per day. The permit area includes an existing car wash tunnel, retail and office building with second story office (to be converted to a dwelling unit), lube and oil change bays, storage and equipment room, and water tank enclosures. All structures and equipment already exist. No physical or operational changes are proposed. Prior Conditional Use Permit expired, and the applicant is seeking a new Conditional Use Permit to continue the use of the car wash and related facilities for a 10 year period. The 0.5 acre property is located in the Commercial Planned Development Zone, with an Area Plan designation of Commercial, and a land use designation of Commercial Planned Development.

**Staff Contact:**

AJ Bernhardt, Assistant Planner

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**10. Announcements and Updates**

**11. Councilmember Comments**

**12. Adjournment:** Next Meeting will be held on Monday, October 16th at 7:00PM IN PERSON at the Oak View Community Center